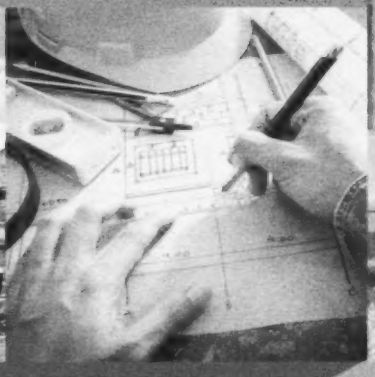
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ontario Region

Date Released: Third Quarter 2018



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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2018		
Ontario	May 2018	June 2018
Trend[1], urban centres[2]	72,301	78,950
SAAR, urban centres[2]	52,346	100,816
	June 2017	June 2018
Actual, urban centres[2]		
June - Single-Detached	3,115	2,355
June - Multiples	4,173	6,871
June - Total	7,288	9,226
January to June - Single-Detached	12,458	10,427
January to June - Multiples	22,399	26,617
January to June - Total	34,857	37,044

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ontario Region Second Quarter 2018

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2018	6,161	560	2,801	77	535	7,509	25	1,639	745	20,052
Q2 2017	7,377	698	2,660	39	775	5,000	45	1,217	604	18,423
% Change	-16.5	-19.8	5.3	97.4	-31.0	50.2	-44.4	34.7	23.3	8.8
Year-to-date 2018	10,301	1,108	4,240	126	863	16,144	46	4,200	1,151	38,195
Year-to-date 2017	12,382	1,198	5,176	72	1,516	11,121	103	3,281	1,121	35,978
% Change	-16.8	-7.5	-18.1	75.0	-43.1	45.2	-55.3	28.0	2.7	6.2
UNDER CONSTRUCTION										
Q2 2018	17,490	2,024	10,178	174	2,943	58,900	137	13,335	1,480	106,701
Q2 2017	20,014	1,990	10,406	94	2,949	51,260	377	12,487	1,313	100,898
% Change	-12.6	1.7	-2.2	85.1	-0.2	14.9	-63.7	6.8	12.7	5.8
COMPLETIONS										
Q2 2018	6,650	636	3,671	27	964	5,076	105	1,704	721	19,554
Q2 2017	6,961	448	2,447	21	423	4,231	139	1,237	645	16,552
% Change	-4.5	42.0	50.0	28.6	127.9	20.0	-24.5	37.8	11.8	18.1
Year-to-date 2018	11,950	1,226	6,213	68	1,462	10,337	248	4,335	1,594	37,433
Year-to-date 2017	13,222	1,068	4,897	34	746	10,838	239	2,594	1,458	35,096
% Change	-9.6	14.8	26.9	100.0	96.0	-4.6	3.8	67.1	9.3	6.7
COMPLETED & NOT ABSORBED										
Q2 2018	1,050	136	472	11	154	357	n/a	n/a	n/a	2,180
Q2 2017	1,038	145	583	6	143	949	n/a	n/a	n/a	2,864
% Change	1.2	-6.2	-19.0	83.3	7.7	-62.4	n/a	n/a	n/a	-23.9
ABSORBED										
Q2 2018	5,902	536	3,542	28	841	5,198	n/a	n/a	n/a	16,047
Q2 2017	6,137	396	2,377	18	389	4,651	n/a	n/a	n/a	13,968
% Change	-3.8	35.4	49.0	55.6	116.2	11.8	n/a	n/a	n/a	14.9
Year-to-date 2018	10,507	1,030	5,871	64	1,306	10,828	n/a	n/a	n/a	29,606
Year-to-date 2017	11,738	965	4,696	32	699	11,510	n/a	n/a	n/a	29,640
% Change	-10.5	6.7	25.0	100.0	86.8	-5.9	n/a	n/a	n/a	-0.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ontario Region 2008 - 2017

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2017	26,171	2,790	12,084	164	3,504	23,088	210	7,163	3,920	79,123
% Change	-3.5	25.9	23.1	124.7	101.0	-1.9	-51.9	3.4	26.9	5.6
2016	27,113	2,216	9,819	73	1,743	23,524	437	6,930	3,089	74,952
% Change	16.2	16.0	15.8	-32.4	-18.1	-8.4	72.0	8.5	65.7	6.8
2015	23,338	1,911	8,480	108	2,128	25,675	254	6,390	1,864	70,156
% Change	10.2	-23.7	15.0	-34.5	2.0	44.3	2.0	33.0	-37.3	18.6
2014	21,184	2,506	7,374	165	2,087	17,793	249	4,804	2,972	59,134
% Change	0.2	-16.6	3.2	10.7	10.3	-16.8	26.4	30.2	20.3	-3.2
2013	21,149	3,003	7,147	149	1,892	21,386	197	3,691	2,471	61,085
% Change	-9.6	-6.2	-13.9	-15.8	-21.4	-33.3	-21.2	-20.5	6.1	-20.4
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Centres 100,000+											
Barrie	120	265	0	2	121	211	488	2	729	480	51.9
Belleville	112	143	6	8	25	27	32	0	175	178	-1.7
Brantford	142	45	6	2	62	68	0	57	210	172	22.1
Greater Sudbury	37	36	16	0	4	12	3	6	60	54	11.1
Guelph	46	80	6	18	92	39	36	83	180	220	-18.2
Hamilton	171	152	60	24	312	252	1,049	146	1,592	574	177.4
Kingston	102	85	22	8	42	47	168	187	334	327	2.1
Kitchener	233	313	22	10	76	172	248	215	579	710	-18.5
London	426	505	14	4	165	230	557	235	1,162	974	19.3
Oshawa	488	292	0	16	6	141	181	308	675	757	-10.8
Ottawa	758	615	72	63	731	452	480	587	2,041	1,717	18.9
Peterborough	127	105	6	6	18	22	5	2	156	135	15.6
St. Catharines-Niagara	182	354	54	22	164	197	110	2	510	575	-11.3
Thunder Bay	27	31	0	4	0	0	8	68	35	103	-66.0
Toronto	1,953	2,625	118	388	990	1,254	5,888	4,114	8,949	8,381	6.8
Windsor	186	280	26	46	40	33	7	12	259	371	-30.2
Centres 50,000 - 99,999											
Chatham-Kent	29	38	0	6	6	0	0	12	35	56	-37.5
Cornwall	23	20	28	14	0	4	9	0	60	38	57.9
Kawartha Lakes	65	75	0	0	0	0	0	0	65	75	-13.3
Norfolk	55	91	0	2	24	3	0	0	79	96	-17.7
North Bay	7	19	0	0	0	8	39	0	46	27	70.4
Sarnia	64	70	8	6	5	0	0	0	77	76	1.3
Sault Ste. Marie	10	10	2	2	0	0	0	0	12	12	0.0

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Centres 10,000 - 49,999											
Arnprior	7	n/a	4	n/a	26	n/a	0	n/a	37	n/a	n/a
Bracebridge	8	4	0	0	0	0	0	0	8	4	100.0
Brighton	18	30	4	2	0	0	0	0	22	32	-31.3
Brock	4	94	0	0	0	0	0	0	4	94	-95.7
Brockville	9	10	8	0	0	3	0	85	17	98	-82.7
Carleton Place	117	n/a	20	n/a	50	n/a	26	n/a	213	n/a	n/a
Centre Wellington	14	44	4	0	6	40	0	0	24	84	-71.4
Cobourg	3	15	0	2	12	19	32	10	47	46	2.2
Collingwood	21	35	18	4	20	7	52	1	111	47	136.2
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	0	13	0	0	0	0	0	0	0	13	-100.0
Essex	16	6	0	0	13	0	0	0	29	6	**
Gravenhurst	12	21	0	0	0	0	0	0	12	21	-42.9
Greater Napanee	7	11	0	0	0	0	0	0	7	11	-36.4
Haldimand County	127	129	2	0	11	22	0	0	140	151	-7.3
Hawkesbury	1	3	0	4	0	0	0	0	1	7	-85.7
Huntsville	22	33	0	0	14	0	0	4	36	37	-2.7
Ingersoll	13	23	4	6	0	10	0	0	17	39	-56.4
Kenora	0	4	0	0	0	0	0	0	0	4	-100.0
Kincardine	24	14	0	0	8	0	0	0	32	14	128.6
Lambton Shores	0	18	0	0	0	0	0	0	0	18	-100.0
Leamington	31	56	18	8	4	5	4	0	57	69	-17.4
Meaford	0	13	0	0	0	12	0	0	0	25	-100.0
Midland	46	41	0	0	6	8	0	1	52	50	4.0
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	23	44	12	0	3	21	0	4	38	69	-44.9
Orillia	67	104	0	0	13	19	0	5	80	128	-37.5
Owen Sound	0	17	0	0	0	0	0	0	0	17	-100.0
Pembroke	5	1	0	0	0	0	0	32	5	33	-84.8
Petawawa	30	0	0	0	0	0	0	0	30	0	n/a
Port Hope	6	6	0	4	8	4	0	0	14	14	0.0
Prince Edward County	44	26	2	2	0	0	0	0	46	28	64.3
Saugeen Shores	0	34	0	2	0	9	0	54	0	99	-100.0
Scugog	15	4	0	0	0	0	0	0	15	4	**
Stratford	49	49	6	0	0	11	0	59	55	119	-53.8
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
The Nation	17	10	2	0	0	0	0	0	19	10	90.0
Tillsonburg	0	32	0	0	0	0	0	0	0	32	-100.0
Timmins	2	4	0	0	0	0	0	0	2	4	-50.0
Trent Hills	32	6	0	0	0	0	0	0	32	6	**
Wasaga Beach	28	70	0	0	0	0	0	4	28	74	-62.2
West Grey	26	0	0	0	0	0	0	0	26	0	n/a
West Nipissing	0	2	0	0	0	0	0	0	0	2	-100.0
Woodstock	0	93	0	18	0	0	0	0	0	111	-100.0
Total Ontario (10,000+)	6,238	7,418	570	715	3,077	3,391	9,422	6,295	19,307	17,819	8.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Centres 100,000+											
Barrie	232	331	4	14	211	284	562	206	1,009	835	20.8
Belleville	149	176	8	18	32	42	87	0	276	236	16.9
Brantford	226	67	8	2	66	80	0	57	300	206	45.6
Greater Sudbury	39	39	16	0	4	12	3	12	62	63	-1.6
Guelph	67	124	12	34	122	65	296	271	497	494	0.6
Hamilton	293	314	64	68	492	338	1,155	485	2,004	1,205	66.3
Kingston	146	120	30	10	63	54	171	187	410	371	10.5
Kitchener	581	627	34	16	136	252	1,167	449	1,918	1,344	42.7
London	718	800	22	12	204	399	561	737	1,505	1,948	-22.7
Oshawa	753	643	0	20	17	233	306	314	1,076	1,210	-11.1
Ottawa	1,115	940	142	103	960	711	751	1,317	2,968	3,071	-3.4
Peterborough	177	120	6	8	18	28	5	6	206	162	27.2
St. Catharines-Niagara	344	587	70	38	291	294	221	4	926	923	0.3
Thunder Bay	28	36	0	4	0	0	8	68	36	108	-66.7
Toronto	3,391	4,940	422	646	1,659	2,926	15,179	10,264	20,651	18,776	10.0
Windsor	255	399	40	76	84	66	7	17	386	558	-30.8
Centres 50,000 - 99,999											
Chatham-Kent	41	52	8	8	6	0	0	12	55	72	-23.6
Cornwall	34	27	36	20	8	4	10	0	88	51	72.5
Kawartha Lakes	142	112	0	0	12	0	0	38	154	150	2.7
Norfolk	74	129	4	2	24	7	0	0	102	138	-26.1
North Bay	16	20	0	2	0	8	55	0	71	30	136.7
Sarnia	89	90	14	6	5	0	0	0	108	96	12.5
Sault Ste. Marie	16	11	2	2	3	0	0	0	21	13	61.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Chang
Centres 10,000 - 49,999											
Arnprior	8	n/a	8	n/a	26	n/a	0	n/a	42	n/a	n/a
Bracebridge	23	8	0	0	4	0	0	0	27	8	**
Brighton	30	50	4	4	0	6	0	0	34	60	-43.3
Brock	7	120	0	0	0	0	0	0	7	120	-94.2
Brockville	14	10	8	2	0	3	0	85	22	100	-78.0
Carleton Place	133	n/a	20	n/a	67	n/a	26	n/a	246	n/a	n/a
Centre Wellington	47	106	8	0	35	61	0	0	90	167	-46.1
Cobourg	13	21	0	8	17	33	42	10	72	72	0.0
Collingwood	31	58	26	6	34	97	52	1	143	162	-11.7
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	0	18	0	0	0	0	0	0	0	18	-100.0
Essex	20	8	0	4	16	0	0	0	36	12	200.0
Gravenhurst	15	31	0	0	6	0	0	0	21	31	-32.3
Greater Napanee	9	19	0	2	0	4	0	0	9	25	-64.0
Haldimand County	184	283	10	0	14	36	0	0	208	319	-34.8
Hawkesbury	1	3	0	4	0	0	0	0	1	7	-85.7
Huntsville	40	43	0	0	14	0	10	19	64	62	3.2
Ingersoll	26	34	6	12	0	26	0	0	32	72	-55.6
Kenora	0	4	0	0	0	0	0	0	0	4	-100.0
Kincardine	24	19	0	0	8	8	0	0	32	27	18.5
Lambton Shores	39	39	0	0	0	0	7	0	46	39	17.9
Leamington	50	81	38	16	7	8	7	0	102	105	-2.9
Meaford	22	16	6	0	16	12	0	0	44	28	57.1
Midland	60	47	0	0	6	12	0	1	66	60	10.0
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	37	50	16	0	18	36	0	12	71	98	-27.6
Orillia	74	111	2	0	20	34	0	5	96	150	-36.0
Owen Sound	13	32	0	0	0	3	0	0	13	35	-62.9
Pembroke	5	1	0	2	0	0	0	32	5	35	-85.7
Petawawa	33	4	0	0	0	0	38	0	71	4	**
Port Hope	8	6	0	4	8	8	0	0	16	18	-11.1
Prince Edward County	71	50	4	2	9	0	1	0	85	52	63.5
Saugeen Shores	0	44	0	2	0	24	0	54	0	124	-100.0
Scugog	17	7	0	0	0	0	0	0	17	7	142.9
Stratford	68	75	6	0	0	15	2	66	76	156	-51.3
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
The Nation	20	11	2	2	0	0	0	1	22	14	57.1
Tillsonburg	10	45	0	0	0	0	0	4	10	49	-79.6
Timmins	3	4	0	0	0	0	0	0	3	4	-25.0
Trent Hills	47	18	0	0	0	0	0	0	47	18	161.1
Wasaga Beach	36	110	0	6	0	0	0	4	36	120	-70.0
West Grey	113	0	0	0	0	0	0	0	113	0	n/a
West Nipissing	1	7	0	0	0	0	0	0	1	7	-85.7
Woodstock	112	107	22	26	18	100	0	37	152	270	-43.7
Total Ontario (10,000+)	10,427	12,458	1,128	1,233	4,760	6,391	20,729	14,775	37,044	34,857	6.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 100,000+								
Barrie	121	211	0	0	362	0	126	2
Belleville	25	18	0	9	0	0	32	0
Brantford	62	68	0	0	0	0	0	57
Greater Sudbury	0	4	4	8	0	0	3	6
Guelph	92	39	0	0	36	2	0	81
Hamilton	312	252	0	0	1,049	146	0	0
Kingston	42	47	0	0	0	0	168	187
Kitchener	76	172	0	0	245	92	3	123
London	165	224	0	6	216	213	341	22
Oshawa	6	141	0	0	106	308	75	0
Ottawa	722	452	9	0	164	140	316	447
Peterborough	18	22	0	0	0	0	5	2
St. Catharines-Niagara	164	197	0	0	108	2	2	0
Thunder Bay	0	0	0	0	0	0	8	68
Toronto	990	1,254	0	0	5,415	4,106	473	8
Windsor	40	33	0	0	4	0	3	12
Centres 50,000 - 99,999								
Chatham-Kent	0	0	6	0	0	0	0	12
Cornwall	0	4	0	0	0	0	9	0
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	24	3	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	39	0
Sarnia	5	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 10,000 - 49,999								
Arnprior	26	n/a	0	n/a	0	n/a	0	n/a
Bracebridge	0	0	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	3	0	0	0	85
Carleton Place	50	n/a	0	n/a	26	n/a	0	n/a
Centre Wellington	6	40	0	0	0	0	0	0
Cobourg	12	19	0	0	0	10	32	0
Collingwood	20	7	0	0	52	0	0	1
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	13	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	11	22	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Huntsville	14	0	0	0	0	0	0	4
Ingersoll	0	10	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	8	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	5	0	0	0	0	4	0
Meaford	0	12	0	0	0	0	0	0
Midland	6	8	0	0	0	0	0	1
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0
North Perth	3	21	0	0	0	0	0	4
Orillia	13	13	0	6	0	0	0	5
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	32
Petawawa	0	0	0	0	0	0	0	0
Port Hope	8	4	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	9	0	0	0	0	0	54
Scugog	0	0	0	0	0	0	0	0
Stratford	0	11	0	0	0	59	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	0	0	0	0	0	0	4
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	3,058	3,351	19	32	7,783	5,078	1,639	1,217

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Barrie	211	284	0	0	381	204	181	2
Belleville	28	33	4	9	4	0	83	0
Brantford	66	80	0	0	0	0	0	57
Greater Sudbury	0	4	4	8	0	0	3	12
Guelph	114	65	8	0	96	97	200	174
Hamilton	492	338	0	0	1,103	485	52	0
Kingston	63	54	0	0	0	0	171	187
Kitchener	136	252	0	0	807	160	360	289
London	204	380	0	19	220	213	341	524
Oshawa	17	233	0	0	231	314	75	0
Ottawa	944	711	16	0	204	723	531	594
Peterborough	18	28	0	0	0	0	5	6
St. Catharines-Niagara	291	294	0	0	186	2	35	2
Thunder Bay	0	0	0	0	0	0	8	68
Toronto	1,659	2,904	0	22	13,180	9,167	1,999	1,097
Windsor	84	66	0	0	4	0	3	17
Centres 50,000 - 99,999								
Chatham-Kent	0	0	6	0	0	0	0	12
Cornwall	8	4	0	0	0	0	10	0
Kawartha Lakes	12	0	0	0	0	38	0	0
Norfolk	24	7	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	55	0
Sarnia	5	0	0	0	0	0	0	0
Sault Ste. Marie	3	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 10,000 - 49,999								
Arnprior	26	n/a	0	n/a	0	n/a	0	n/a
Bracebridge	4	0	0	0	0	0	0	0
Brighton	0	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	3	0	0	0	85
Carleton Place	67	n/a	0	n/a	26	n/a	0	n/a
Centre Wellington	35	61	0	0	0	0	0	0
Cobourg	17	33	0	0	10	10	32	0
Collingwood	34	97	0	0	52	0	0	1
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	16	0	0	0	0	0	0	0
Gravenhurst	6	0	0	0	0	0	0	0
Greater Napanee	0	0	0	4	0	0	0	0
Haldimand County	14	36	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Huntsville	14	0	0	0	0	15	10	4
Ingersoll	0	26	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	8	8	0	0	0	0	0	0
Lambton Shores	0	0	0	0	7	0	0	0
Leamington	7	5	0	3	0	0	7	0
Meaford	16	12	0	0	0	0	0	0
Midland	6	12	0	0	0	0	0	1
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0
North Perth	18	32	0	4	0	0	0	12
Orillia	20	28	0	6	0	0	0	5
Owen Sound	0	3	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	32
Petawawa	0	0	0	0	0	0	38	0
Port Hope	8	8	0	0	0	0	0	0
Prince Edward County	9	0	0	0	0	0	1	0
Saugeen Shores	0	24	0	0	0	0	0	54
Scugog	0	0	0	0	0	0	0	0
Stratford	0	15	0	0	2	66	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	1
Tillsonburg	0	0	0	0	0	0	0	4
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	0	0	0	0	0	0	4
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	18	100	0	0	0	0	0	37
Total Ontario (10,000+)	4,722	6,305	38	78	16,513	11,494	4,200	3,281

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 100,000+								
Barrie	227	388	376	90	126	2	729	480
Belleville	139	169	4	0	32	9	175	178
Brantford	192	110	18	5	0	57	210	172
Greater Sudbury	51	40	0	0	9	14	60	54
Guelph	112	112	68	27	0	81	180	220
Hamilton	515	428	1,077	146	0	0	1,592	574
Kingston	166	140	0	0	168	187	334	327
Kitchener	353	376	223	211	3	123	579	710
London	440	498	381	447	341	29	1,162	974
Oshawa	488	332	112	425	75	0	675	757
Ottawa	1,550	1,125	164	140	327	452	2,041	1,717
Peterborough	135	133	16	0	5	2	156	135
St. Catharines-Niagara	382	541	126	32	2	2	510	575
Thunder Bay	27	35	0	0	8	68	35	103
Toronto	2,991	4,163	5,485	4,210	473	8	8,949	8,381
Windsor	252	359	4	0	3	12	259	371
Centres 50,000 - 99,999								
Chatham-Kent	29	43	0	0	6	13	35	56
Cornwall	49	34	0	0	11	4	60	38
Kawartha Lakes	65	75	0	0	0	0	65	75
Norfolk	57	78	22	18	0	0	79	96
North Bay	7	19	0	0	39	0	46	27
Sarnia	77	76	0	0	0	0	77	76
Sault Ste. Marie	10	12	2	0	0	0	12	12

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 10,000 - 49,999								
Arnprior	37	n/a	0	n/a	0	n/a	37	n/a
Bracebridge	8	4	0	0	0	0	8	4
Brighton	22	32	0	0	0	0	22	32
Brock	4	94	0	0	0	0	4	94
Brockville	17	10	0	0	0	88	17	98
Carleton Place	213	n/a	0	n/a	0	n/a	213	n/a
Centre Wellington	24	84	0	0	0	0	24	84
Cobourg	15	32	0	14	32	0	47	46
Collingwood	91	39	20	7	0	1	111	47
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	13	0	0	0	0	0	13
Essex	29	6	0	0	0	0	29	6
Gravenhurst	12	21	0	0	0	0	12	21
Greater Napanee	7	11	0	0	0	0	7	11
Haldimand County	139	151	1	0	0	0	140	151
Hawkesbury	1	7	0	0	0	0	1	7
Huntsville	22	33	14	0	0	4	36	37
Ingersoll	17	35	0	4	0	0	17	39
Kenora	0	4	0	0	0	0	0	4
Kincardine	32	14	0	0	0	0	32	14
Lambton Shores	0	18	0	0	0	0	0	18
Leamington	53	69	0	0	4	0	57	69
Meaford	0	21	0	4	0	0	0	25
Midland	52	41	0	8	0	1	52	50
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0
North Perth	38	65	0	0	0	4	38	69
Orillia	80	104	0	13	0	11	80	128
Owen Sound	0	17	0	0	0	0	0	17
Pembroke	5	1	0	0	0	32	5	33
Petawawa	30	0	0	0	0	0	30	0
Port Hope	6	10	8	4	0	0	14	14
Prince Edward County	46	28	0	0	0	0	46	28
Saugeen Shores	0	36	0	9	0	54	0	99
Scugog	15	4	0	0	0	0	15	4
Stratford	55	119	0	0	0	0	55	119
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	19	10	0	0	0	0	19	10
Tillsonburg	0	32	0	0	0	0	0	32
Timmins	2	4	0	0	0	0	2	4
Trent Hills	32	6	0	0	0	0	32	6
Wasaga Beach	28	70	0	0	0	4	28	74
West Grey	26	0	0	0	0	0	26	0
West Nipissing	0	2	0	0	0	0	0	2
Woodstock	0	111	0	0	0	0	0	111
Total Ontario (10,000+)	9,522	10,735	8,121	5,814	1,664	1,262	19,307	17,819

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Barrie	409	481	419	352	181	2	1,009	835
Belleville	181	225	8	0	87	11	276	236
Brantford	282	144	18	5	0	57	300	206
Greater Sudbury	53	43	0	0	9	20	62	63
Guelph	160	190	129	130	208	174	497	494
Hamilton	802	720	1,150	485	52	0	2,004	1,205
Kingston	239	184	0	0	171	187	410	371
Kitchener	766	730	792	325	360	289	1,918	1,344
London	733	805	431	599	341	544	1,505	1,948
Oshawa	753	766	248	444	75	0	1,076	1,210
Ottawa	2,197	1,753	204	717	551	601	2,968	3,071
Peterborough	175	150	26	6	5	6	206	162
St. Catharines-Niagara	684	819	207	96	35	8	926	923
Thunder Bay	28	40	0	0	8	68	36	108
Toronto	5,268	8,384	13,384	9,273	1,999	1,119	20,651	18,776
Windsor	379	541	4	0	3	17	386	558
Centres 50,000 - 99,999								
Chatham-Kent	49	59	0	0	6	13	55	72
Cornwall	76	43	0	0	12	8	88	51
Kawartha Lakes	154	112	0	38	0	0	154	150
Norfolk	75	109	27	29	0	0	102	138
North Bay	16	22	0	0	55	0	71	30
Sarnia	108	96	0	0	0	0	108	96
Sault Ste. Marie	19	13	2	0	0	0	21	13

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 10,000 - 49,999								
Arnprior	42	n/a	0	n/a	0	n/a	42	n/a
Bracebridge	27	8	0	0	0	0	27	8
Brighton	34	60	0	0	0	0	34	60
Brock	7	120	0	0	0	0	7	120
Brockville	22	12	0	0	0	88	22	100
Carleton Place	246	n/a	0	n/a	0	n/a	246	n/a
Centre Wellington	90	152	0	15	0	0	90	167
Cobourg	30	58	10	14	32	0	72	72
Collingwood	108	96	35	65	0	1	143	162
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	18	0	0	0	0	0	18
Essex	36	12	0	0	0	0	36	12
Gravenhurst	21	31	0	0	0	0	21	31
Greater Napanee	9	21	0	0	0	4	9	25
Haldimand County	207	319	1	0	0	0	208	319
Hawkesbury	1	7	0	0	0	0	1	7
Huntsville	40	43	14	15	10	4	64	62
Ingersoll	32	49	0	23	0	0	32	72
Kenora	0	4	0	0	0	0	0	4
Kincardine	32	27	0	0	0	0	32	27
Lambton Shores	38	39	8	0	0	0	46	39
Leamington	95	102	0	0	7	3	102	105
Meaford	36	24	8	4	0	0	44	28
Midland	66	47	0	12	0	1	66	60
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0
North Perth	71	82	0	0	0	16	71	98
Orillia	96	116	0	23	0	11	96	150
Owen Sound	13	35	0	0	0	0	13	35
Pembroke	5	3	0	0	0	32	5	35
Petawawa	33	4	0	0	38	0	71	4
Port Hope	8	10	8	8	0	0	16	18
Prince Edward County	84	52	0	0	1	0	85	52
Saugeen Shores	0	46	0	24	0	54	0	124
Scugog	17	7	0	0	0	0	17	7
Stratford	76	149	0	7	0	0	76	156
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	22	13	0	0	0	1	22	14
Tillsonburg	10	45	0	0	0	4	10	49
Timmins	3	4	0	0	0	0	3	4
Trent Hills	47	18	0	0	0	0	47	18
Wasaga Beach	36	116	0	0	0	4	36	120
West Grey	113	0	0	0	0	0	113	0
West Nipissing	1	7	0	0	0	0	1	7
Woodstock	152	233	0	0	0	37	152	270
Total Ontario (10,000+)	15,649	18,756	17,133	12,709	4,246	3,384	37,044	34,857

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Centres 100,000+											
Barrie	151	186	0	0	120	21	0	112	271	319	-15.0
Belleville	101	83	16	8	20	10	0	0	137	101	35.6
Brantford	34	20	4	2	61	46	57	8	156	76	105.3
Greater Sudbury	26	34	7	8	4	29	2	17	39	88	-55.7
Guelph	47	53	10	24	109	39	126	190	292	306	-4.6
Hamilton	159	249	8	32	398	220	84	66	649	567	14.5
Kingston	73	57	16	2	21	27	9	11	119	97	22.7
Kitchener	363	411	16	20	188	167	622	292	1,189	890	33.6
London	396	294	8	10	124	69	449	436	977	809	20.8
Oshawa	219	247	18	14	96	163	111	110	444	534	-16.9
Ottawa	854	567	88	50	698	413	300	442	1,940	1,472	31.8
Peterborough	100	43	2	2	23	25	14	0	139	70	98.6
St. Catharines-Niagara	326	408	32	40	61	135	56	0	475	583	-18.5
Thunder Bay	38	38	0	6	0	0	4	12	42	56	-25.0
Toronto	2,614	3,038	242	150	2,459	1,391	4,903	3,426	10,218	8,005	27.6
Windsor	167	206	40	34	31	48	2	10	240	298	-19.5
Centres 50,000 - 99,999											
Chatham-Kent	18	21	14	0	7	0	0	0	39	21	85.7
Cornwall	46	18	50	14	6	0	1	22	103	54	90.7
Kawartha Lakes	68	66	0	0	0	0	38	0	106	66	60.6
Norfolk	54	57	0	2	24	8	2	0	80	67	19.4
North Bay	14	11	0	4	0	0	0	0	14	15	-6.7
Sarnia	39	38	6	0	0	0	0	0	45	38	18.4
Sault Ste. Marie	14	7	2	4	0	4	0	18	16	33	-51.5

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Centres 10,000 - 49,999											
Arnprior	8	n/a	2	n/a	0	n/a	0	n/a	10	n/a	n/a
Bracebridge	9	4	0	0	13	4	0	0	22	8	175.0
Brighton	23	22	0	4	18	0	0	0	41	26	57.7
Brock	7	3	0	0	0	0	0	0	7	3	133.3
Brockville	15	4	0	0	0	0	0	0	15	4	**
Carleton Place	50	n/a	14	n/a	22	n/a	3	n/a	89	n/a	n/a
Centre Wellington	27	54	6	0	0	0	0	0	33	54	-38.9
Cobourg	12	12	2	8	23	0	0	0	37	20	85.0
Collingwood	21	30	8	2	47	6	0	49	76	87	-12.6
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	0	6	0	0	0	0	0	0	0	6	-100.0
Essex	7	4	0	2	3	7	0	0	10	13	-23.1
Gravenhurst	10	10	0	0	0	0	0	0	10	10	0.0
Greater Napanee	4	13	0	0	0	4	0	0	4	17	-76.5
Haldimand County	76	117	4	0	0	15	0	0	80	132	-39.4
Hawkesbury	2	1	0	0	0	0	0	12	2	13	-84.6
Huntsville	28	19	2	0	0	4	0	0	30	23	30.4
Ingersoll	19	15	4	8	3	0	0	0	26	23	13.0
Kenora	1	4	0	0	0	0	0	0	1	4	-75.0
Kincardine	7	14	0	0	0	0	0	0	7	14	-50.0
Lambton Shores	16	21	0	0	0	0	0	0	16	21	-23.8
Leamington	26	37	18	6	16	0	0	0	60	43	39.5
Meaford	12	6	6	0	0	4	0	0	18	10	80.0
Midland	35	24	0	0	10	20	0	1	45	45	0.0
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	10	18	2	0	12	4	4	8	28	30	-6.7
Orillia	29	43	4	0	13	5	0	0	46	48	-4.2
Owen Sound	14	17	0	0	0	0	0	0	14	17	-17.6
Pembroke	0	2	0	0	4	0	0	0	4	2	100.0
Petawawa	15	2	0	0	0	0	0	0	15	2	**
Port Hope	5	4	0	0	20	0	0	0	25	4	**
Prince Edward County	27	29	2	0	0	3	1	0	30	32	-6.3
Saugeen Shores	4	19	0	2	0	3	0	0	4	24	-83.3
Scugog	0	3	0	0	0	0	0	0	0	3	-100.0
Stratford	0	14	0	0	0	12	2	0	2	26	-92.3
Temiskaming Shores	0	2	0	0	0	0	0	0	0	2	-100.0
The Nation	9	5	2	2	3	0	0	1	14	8	75.0
Tillsonburg	10	24	0	0	0	0	0	0	10	24	-58.3
Timmins	1	2	0	0	0	0	0	0	1	2	-50.0
Trent Hills	23	13	0	0	0	0	0	0	23	13	76.9
Wasaga Beach	27	54	2	4	32	15	0	2	61	75	-18.7
West Grey	51	0	0	0	0	0	0	0	51	0	n/a
West Nipissing	6	4	6	0	0	0	0	0	12	4	200.0
Woodstock	57	39	8	10	0	36	0	225	65	310	-79.0
Total Ontario (10,000+)	6,681	6,984	673	496	4,689	2,957	6,790	5,470	18,833	15,907	18.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Centres 100,000+											
Barrie	304	344	0	0	223	31	366	128	893	503	77.5
Belleville	191	140	22	12	24	40	0	0	237	192	23.4
Brantford	57	52	6	10	121	68	57	159	241	289	-16.6
Greater Sudbury	41	53	13	12	4	36	2	19	60	120	-50.0
Guelph	95	112	22	24	151	110	442	389	710	635	11.8
Hamilton	306	433	12	42	519	393	238	416	1,075	1,284	-16.3
Kingston	121	120	20	2	53	50	10	17	204	189	7.9
Kitchener	567	706	26	32	326	239	1,337	349	2,256	1,326	70.1
London	714	533	12	24	230	144	673	436	1,629	1,137	43.3
Oshawa	438	538	18	34	154	365	188	218	798	1,155	-30.9
Ottawa	1,266	950	130	110	1,007	861	1,004	492	3,407	2,413	41.2
Peterborough	123	90	4	2	27	40	18	0	172	132	30.3
St. Catharines-Niagara	601	684	54	56	236	168	58	40	949	948	0.1
Thunder Bay	60	66	0	10	0	0	4	18	64	94	-31.9
Toronto	4,857	6,138	604	516	4,175	2,795	10,200	10,197	19,836	19,646	1.0
Windsor	303	366	72	56	65	100	8	119	448	641	-30.1
Centres 50,000 - 99,999											
Chatham-Kent	49	47	16	4	7	16	12	0	84	67	25.4
Cornwall	49	32	56	28	6	0	1	22	112	82	36.6
Kawartha Lakes	123	82	4	0	0	0	38	0	165	82	101.2
Norfolk	111	114	0	10	30	8	2	0	143	132	8.3
North Bay	30	24	4	6	0	0	0	0	34	30	13.3
Sarnia	76	64	8	2	14	8	0	0	98	74	32.4
Sault Ste. Marie	33	22	2	4	0	9	0	103	35	138	-74.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Centres 10,000 - 49,999											
Arnprior	20	n/a	4	n/a	0	n/a	0	n/a	24	n/a	n/a
Bracebridge	24	14	0	0	13	4	0	0	37	18	105.6
Brighton	42	40	2	8	18	0	0	0	62	48	29.2
Brock	9	5	0	0	0	0	0	0	9	5	80.0
Brockville	17	12	0	0	0	0	0	0	17	12	41.7
Carleton Place	76	n/a	36	n/a	28	n/a	3	n/a	143	n/a	n/a
Centre Wellington	53	107	6	0	38	42	0	0	97	149	-34.9
Cobourg	25	18	2	12	23	0	0	0	50	30	66.7
Collingwood	38	55	16	6	72	6	0	121	126	188	-33.0
Elliot Lake	3	0	0	0	0	0	0	0	3	0	n/a
Erin	1	15	0	0	0	0	0	0	1	15	-93.3
Essex	22	11	0	2	3	7	0	0	25	20	25.0
Gravenhurst	19	28	0	2	0	0	0	0	19	30	-36.7
Greater Napanee	10	23	4	2	0	4	0	0	14	29	-51.7
Haldimand County	127	216	12	2	36	18	0	0	175	236	-25.8
Hawkesbury	2	1	0	4	0	0	0	12	2	17	-88.2
Huntsville	66	41	2	2	0	4	10	0	78	47	66.0
Ingersoll	36	37	4	12	25	0	0	0	65	49	32.7
Kenora	3	5	0	0	0	0	0	0	3	5	-40.0
Kincardine	20	24	2	2	0	0	0	0	22	26	-15.4
Lambton Shores	37	33	0	0	0	0	0	0	37	33	12.1
Leamington	54	69	36	10	20	7	2	0	112	86	30.2
Meaford	22	15	6	0	0	8	0	0	28	23	21.7
Midland	77	55	0	8	10	20	0	1	87	84	3.6
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	37	31	8	4	18	13	8	12	71	60	18.3
Orillia	50	63	6	0	18	5	0	3	74	71	4.2
Owen Sound	34	31	0	0	7	0	1	0	42	31	35.5
Pembroke	2	10	0	4	4	6	0	0	6	20	-70.0
Petawawa	35	15	0	0	0	0	0	0	35	15	133.3
Port Hope	14	25	0	0	20	0	0	0	34	25	36.0
Prince Edward County	54	50	2	0	0	6	1	0	57	56	1.8
Saugeen Shores	9	35	0	4	0	3	0	0	9	42	-78.6
Scugog	4	5	0	0	0	0	0	0	4	5	-20.0
Stratford	0	39	0	8	4	28	2	0	6	75	-92.0
Temiskaming Shores	0	5	0	0	0	0	0	0	0	5	-100.0
The Nation	24	16	6	2	3	4	0	1	33	23	43.5
Tillsonburg	37	38	0	0	0	0	0	0	37	38	-2.6
Timmins	3	4	0	0	3	0	0	0	6	4	50.0
Trent Hills	49	37	0	0	0	0	0	0	49	37	32.4
Wasaga Beach	80	103	6	8	32	15	3	2	121	128	-5.5
West Grey	76	0	0	0	8	0	0	0	84	0	n/a
West Nipissing	13	8	10	0	0	0	0	0	23	8	187.5
Woodstock	103	67	20	18	41	51	13	225	177	361	-51.0
Total Ontario (10,000+)	12,023	13,261	1,299	1,146	7,816	5,732	14,701	13,499	35,839	33,638	6.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 100,000+								
Barrie	120	21	0	0	0	82	0	30
Belleville	20	4	0	6	0	0	0	0
Brantford	61	46	0	0	0	0	57	8
Greater Sudbury	0	9	4	20	0	0	2	17
Guelph	109	39	0	0	0	190	126	0
Hamilton	398	220	0	0	84	30	0	36
Kingston	21	27	0	0	0	0	9	11
Kitchener	188	167	0	0	222	186	400	106
London	94	59	30	10	0	33	449	403
Oshawa	96	163	0	0	111	83	0	27
Ottawa	677	383	21	30	219	146	81	296
Peterborough	23	25	0	0	0	0	14	0
St. Catharines-Niagara	61	135	0	0	0	0	56	0
Thunder Bay	0	0	0	0	0	0	4	12
Toronto	2,459	1,368	0	23	4,410	3,423	493	3
Windsor	27	48	4	0	0	0	2	10
Centres 50,000 - 99,999								
Chatham-Kent	7	0	0	0	0	0	0	0
Cornwall	6	0	0	0	0	0	1	22
Kawartha Lakes	0	0	0	0	38	0	0	0
Norfolk	24	8	0	0	0	0	2	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	4	0	0	0	18

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 10,000 - 49,999								
Arnprior	0	n/a	0	n/a	0	n/a	0	n/a
Bracebridge	13	4	0	0	0	0	0	0
Brighton	18	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	0	0
Carleton Place	4,623	n/a	66	n/a	5,086	n/a	1,704	n/a
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	23	0	0	0	0	0	0	0
Collingwood	47	6	0	0	0	48	0	1
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	3	7	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	4	0	0	0	0
Haldimand County	0	15	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	12	0	0
Huntsville	0	4	0	0	0	0	0	0
Ingersoll	3	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	9	0	7	0	0	0	0	0
Meaford	0	0	0	4	0	0	0	0
Midland	10	20	0	0	0	0	0	1
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0
North Perth	12	0	0	4	0	0	4	8
Orillia	13	5	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	4	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	20	0	0	0	0	0	0	0
Prince Edward County	0	3	0	0	0	0	1	0
Saugeen Shores	0	3	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	0	12	0	0	2	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	3	0	0	0	0	0	0	1
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	32	15	0	0	0	0	0	2
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	36	0	0	0	0	0	225
Total Ontario (10,000+)	22	0	0	0	0	0	3	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Barrie	223	31	0	0	366	98	0	30
Belleville	24	31	0	9	0	0	0	0
Brantford	121	68	0	0	0	0	57	159
Greater Sudbury	0	9	4	27	0	0	2	19
Guelph	151	110	0	0	235	208	207	181
Hamilton	519	393	0	0	238	380	0	36
Kingston	53	50	0	0	0	0	10	17
Kitchener	326	239	0	0	448	226	889	123
London	187	102	43	42	4	33	669	403
Oshawa	154	365	0	0	111	185	77	33
Ottawa	986	821	21	40	508	170	496	322
Peterborough	27	40	0	0	0	0	18	0
St. Catharines-Niagara	236	168	0	0	2	11	56	29
Thunder Bay	0	0	0	0	0	0	4	18
Toronto	4,082	2,756	93	39	8,402	9,349	1,798	848
Windsor	61	100	4	0	6	109	2	10
Centres 50,000 - 99,999								
Chatham-Kent	7	16	0	0	0	0	12	0
Cornwall	6	0	0	0	0	0	1	22
Kawartha Lakes	0	0	0	0	38	0	0	0
Norfolk	30	8	0	0	0	0	2	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	8	14	0	0	0	0	0
Sault Ste. Marie	0	0	0	9	0	0	0	103

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 10,000 - 49,999								
Arnprior	0	n/a	0	n/a	0	n/a	0	n/a
Bracebridge	13	4	0	0	0	0	0	0
Brighton	18	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	0	0
Carleton Place	7,630	n/a	186	n/a	10,366	n/a	4,335	n/a
Centre Wellington	38	42	0	0	0	0	0	0
Cobourg	23	0	0	0	0	0	0	0
Collingwood	72	6	0	0	0	120	0	1
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	3	7	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	4	0	0	0	0
Haldimand County	36	18	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	12	0	0
Huntsville	0	4	0	0	0	0	10	0
Ingersoll	25	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	13	7	7	0	2	0	0	0
Meaford	0	4	0	4	0	0	0	0
Midland	10	20	0	0	0	0	0	1
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0
North Perth	18	9	0	4	4	4	4	8
Orillia	18	5	0	0	0	0	0	3
Owen Sound	7	0	0	0	0	0	1	0
Pembroke	4	6	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	20	0	0	0	0	0	0	0
Prince Edward County	0	6	0	0	0	0	1	0
Saugeen Shores	0	3	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	4	28	0	0	2	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	3	4	0	0	0	0	0	1
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	3	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	32	15	0	0	0	0	3	2
West Grey	8	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	41	51	0	0	0	0	13	225
Total Ontario (10,000+)	28	0	0	0	0	0	3	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 100,000+								
Barrie	256	207	15	82	0	30	271	319
Belleville	131	95	4	0	2	6	137	101
Brantford	99	68	0	0	57	8	156	76
Greater Sudbury	32	36	0	9	7	43	39	88
Guelph	128	82	38	223	126	1	292	306
Hamilton	492	501	157	30	0	36	649	567
Kingston	109	86	0	0	10	11	119	97
Kitchener	410	483	379	301	400	106	1,189	890
London	405	310	89	86	483	413	977	809
Oshawa	249	417	195	90	0	27	444	534
Ottawa	1,615	970	211	168	114	334	1,940	1,472
Peterborough	118	55	7	15	14	0	139	70
St. Catharines-Niagara	390	551	27	27	58	5	475	583
Thunder Bay	37	38	0	0	5	18	42	56
Toronto	4,922	4,454	4,803	3,525	493	26	10,218	8,005
Windsor	234	286	0	0	6	12	240	298
Centres 50,000 - 99,999								
Chatham-Kent	39	21	0	0	0	0	39	21
Cornwall	86	28	0	0	17	26	103	54
Kawartha Lakes	68	66	38	0	0	0	106	66
Norfolk	56	56	22	11	2	0	80	67
North Bay	14	13	0	0	0	2	14	15
Sarnia	45	38	0	0	0	0	45	38
Sault Ste. Marie	16	11	0	0	0	22	16	33

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 10,000 - 49,999								
Arnprior	10	n/a	0	n/a	0	n/a	10	n/a
Bracebridge	15	8	7	0	0	0	22	8
Brighton	41	26	0	0	0	0	41	26
Brock	7	3	0	0	0	0	7	3
Brockville	15	4	0	0	0	0	15	4
Carleton Place	86	n/a	0	n/a	3	n/a	89	n/a
Centre Wellington	33	54	0	0	0	0	33	54
Cobourg	37	20	0	0	0	0	37	20
Collingwood	40	32	36	54	0	1	76	87
Elliot Lake	1	0	0	0	0	0	1	0
Erin	0	6	0	0	0	0	0	6
Essex	10	13	0	0	0	0	10	13
Gravenhurst	10	10	0	0	0	0	10	10
Greater Napanee	4	13	0	0	0	4	4	17
Haldimand County	80	125	0	7	0	0	80	132
Hawkesbury	2	1	0	12	0	0	2	13
Huntsville	30	19	0	4	0	0	30	23
Ingersoll	23	15	3	8	0	0	26	23
Kenora	1	4	0	0	0	0	1	4
Kincardine	7	14	0	0	0	0	7	14
Lambton Shores	15	21	1	0	0	0	16	21
Leamington	53	43	0	0	7	0	60	43
Meaford	18	6	0	0	0	4	18	10
Midland	39	44	6	0	0	1	45	45
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0
North Perth	16	18	8	0	4	12	28	30
Orillia	33	42	13	6	0	0	46	48
Owen Sound	14	17	0	0	0	0	14	17
Pembroke	4	2	0	0	0	0	4	2
Petawawa	15	2	0	0	0	0	15	2
Port Hope	17	4	8	0	0	0	25	4
Prince Edward County	29	32	0	0	1	0	30	32
Saugeen Shores	4	24	0	0	0	0	4	24
Scugog	0	3	0	0	0	0	0	3
Stratford	2	26	0	0	0	0	2	26
Temiskaming Shores	0	2	0	0	0	0	0	2
The Nation	14	7	0	0	0	1	14	8
Tillsonburg	10	24	0	0	0	0	10	24
Timmins	1	2	0	0	0	0	1	2
Trent Hills	23	13	0	0	0	0	23	13
Wasaga Beach	61	58	0	15	0	2	61	75
West Grey	51	0	0	0	0	0	51	0
West Nipissing	12	4	0	0	0	0	12	4
Woodstock	65	83	0	2	0	225	65	310
Total Ontario (10,000+)	10,957	9,856	6,067	4,675	1,809	1,376	18,833	15,907

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Barrie	479	375	414	98	0	30	893	503
Belleville	229	183	4	0	4	9	237	192
Brantford	184	120	0	10	57	159	241	289
Greater Sudbury	51	59	0	9	9	52	60	120
Guelph	218	177	285	275	207	183	710	635
Hamilton	764	855	311	393	0	36	1,075	1,284
Kingston	193	172	0	0	11	17	204	189
Kitchener	666	838	701	365	889	123	2,256	1,326
London	721	570	191	118	717	449	1,629	1,137
Oshawa	491	857	230	265	77	33	798	1,155
Ottawa	2,368	1,839	500	192	539	382	3,407	2,413
Peterborough	145	117	7	15	20	0	172	132
St. Catharines-Niagara	836	874	55	38	58	36	949	948
Thunder Bay	59	68	0	0	5	26	64	94
Toronto	8,990	9,249	8,955	9,510	1,891	887	19,836	19,646
Windsor	436	520	6	109	6	12	448	641
Centres 50,000 - 99,999								
Chatham-Kent	72	67	0	0	12	0	84	67
Cornwall	91	50	0	0	21	32	112	82
Kawartha Lakes	127	82	38	0	0	0	165	82
Norfolk	102	121	39	11	2	0	143	132
North Bay	32	28	0	0	2	2	34	30
Sarnia	84	74	0	0	14	0	98	74
Sault Ste. Marie	35	26	0	0	0	112	35	138

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 10,000 - 49,999								
Arnprior	24	n/a	0	n/a	0	n/a	24	n/a
Bracebridge	30	18	7	0	0	0	37	18
Brighton	62	48	0	0	0	0	62	48
Brock	9	5	0	0	0	0	9	5
Brockville	17	12	0	0	0	0	17	12
Carleton Place	140	n/a	0	n/a	3	n/a	143	n/a
Centre Wellington	97	136	0	13	0	0	97	149
Cobourg	50	30	0	0	0	0	50	30
Collingwood	64	61	62	126	0	1	126	188
Elliot Lake	3	0	0	0	0	0	3	0
Erin	1	15	0	0	0	0	1	15
Essex	25	20	0	0	0	0	25	20
Gravenhurst	19	30	0	0	0	0	19	30
Greater Napanee	14	25	0	0	0	4	14	29
Haldimand County	175	229	0	7	0	0	175	236
Hawkesbury	2	5	0	12	0	0	2	17
Huntsville	68	43	0	4	10	0	78	47
Ingersoll	47	38	18	11	0	0	65	49
Kenora	3	5	0	0	0	0	3	5
Kincardine	22	26	0	0	0	0	22	26
Lambton Shores	35	33	2	0	0	0	37	33
Leamington	103	86	2	0	7	0	112	86
Meaford	28	19	0	0	0	4	28	23
Midland	81	83	6	0	0	1	87	84
Mississippi Mills	n/a	0	n/a	0	n/a	0	n/a	0
North Grenville	n/a	0	n/a	0	n/a	0	n/a	0
North Perth	59	44	8	4	4	12	71	60
Orillia	56	62	18	6	0	3	74	71
Owen Sound	41	31	0	0	1	0	42	31
Pembroke	6	20	0	0	0	0	6	20
Petawawa	35	15	0	0	0	0	35	15
Port Hope	26	25	8	0	0	0	34	25
Prince Edward County	56	56	0	0	1	0	57	56
Saugeen Shores	9	42	0	0	0	0	9	42
Scugog	4	5	0	0	0	0	4	5
Stratford	6	69	0	6	0	0	6	75
Temiskaming Shores	0	5	0	0	0	0	0	5
The Nation	33	22	0	0	0	1	33	23
Tillsonburg	37	38	0	0	0	0	37	38
Timmins	6	4	0	0	0	0	6	4
Trent Hills	49	37	0	0	0	0	49	37
Wasaga Beach	118	111	0	15	3	2	121	128
West Grey	84	0	0	0	0	0	84	0
West Nipissing	23	8	0	0	0	0	23	8
Woodstock	164	130	0	6	13	225	177	361
Total Ontario (10,000+)	19,389	19,187	11,867	11,618	4,583	2,833	35,839	33,638

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q2 2018	0	0.0	1	1.4	32	44.4	36	50.0	3	4.2	72	312,500	330,575
Q2 2017	0	0.0	0	0.0	23	36.5	39	61.9	1	1.6	63	310,000	317,300
Year-to-date 2018	0	0.0	1	0.7	63	42.3	82	55.0	3	2.0	149	315,000	329,071
Year-to-date 2017	0	0.0	0	0.0	53	47.3	55	49.1	4	3.6	112	305,000	317,001
Chatham-Kent													
Q2 2018	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	-	381,500
Q2 2017	0	0.0	0	0.0	7	100.0	0	0.0	0	0.0	7	-	283,100
Year-to-date 2018	0	0.0	1	4.5	4	18.2	13	59.1	4	18.2	22	-	383,059
Year-to-date 2017	0	0.0	0	0.0	15	83.3	3	16.7	0	0.0	18	-	295,478
Cornwall													
Q2 2018	0	0.0	0	0.0	12	52.2	10	43.5	1	4.3	23	300,000	316,178
Q2 2017	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	-	362,189
Year-to-date 2018	0	0.0	0	0.0	14	56.0	10	40.0	1	4.0	25	300,000	316,178
Year-to-date 2017	0	0.0	0	0.0	3	33.3	6	66.7	0	0.0	9	-	362,189
Kawartha Lakes													
Q2 2018	0	0.0	0	0.0	18	60.0	3	10.0	9	30.0	30	285,000	398,258
Q2 2017	0	0.0	4	8.7	24	52.2	18	39.1	0	0.0	46	280,000	294,862
Year-to-date 2018	0	0.0	0	0.0	19	51.4	6	16.2	12	32.4	37	285,000	417,215
Year-to-date 2017	0	0.0	4	6.9	27	46.6	27	46.6	0	0.0	58	287,500	302,732
Norfolk													
Q2 2018	0	0.0	0	0.0	15	26.3	29	50.9	13	22.8	57	405,000	408,604
Q2 2017	0	0.0	1	1.7	21	35.6	32	54.2	5	8.5	59	345,000	351,512
Year-to-date 2018	0	0.0	0	0.0	24	21.2	60	53.1	29	25.7	113	410,000	415,627
Year-to-date 2017	1	0.8	7	5.8	46	38.0	59	48.8	8	6.6	121	330,000	335,784
North Bay													
Q2 2018	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Q2 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Sarnia													
Q2 2018	1	3.6	0	0.0	0	0.0	14	50.0	13	46.4	28	490,000	499,843
Q2 2017	0	0.0	2	5.9	0	0.0	26	76.5	6	17.6	34	405,000	415,259
Year-to-date 2018	1	1.6	0	0.0	3	4.7	30	46.9	30	46.9	64	497,500	493,243
Year-to-date 2017	0	0.0	6	9.1	1	1.5	45	68.2	14	21.2	66	425,000	416,800
Sault Ste. Marie													
Q2 2018	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	-
Q2 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	9	100.0	0	0.0	9	-	447,450
Year-to-date 2017	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	-
Barrie CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	11	9.5	105	90.5	116	745,000	736,083
Q2 2017	0	0.0	0	0.0	1	0.6	46	29.5	109	69.9	156	560,000	583,523
Year-to-date 2018	0	0.0	0	0.0	0	0.0	55	21.7	199	78.3	254	645,000	663,845
Year-to-date 2017	0	0.0	0	0.0	2	0.7	77	26.2	215	73.1	294	590,000	593,814

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	8	25.0	24	75.0	32	610,000	620,495
Q2 2017	0	0.0	1	4.0	4	16.0	10	40.0	10	40.0	25	457,500	466,849
Year-to-date 2018	0	0.0	0	0.0	0	0.0	15	28.3	38	71.7	53	610,000	598,796
Year-to-date 2017	0	0.0	1	1.6	7	11.5	24	39.3	29	47.5	61	490,000	493,661
Greater Sudbury CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	10	50.0	10	50.0	20	-	505,855
Q2 2017	0	0.0	0	0.0	0	0.0	7	50.0	7	50.0	14	-	540,750
Year-to-date 2018	0	0.0	0	0.0	0	0.0	13	50.0	13	50.0	26	-	505,855
Year-to-date 2017	0	0.0	0	0.0	0	0.0	16	61.5	10	38.5	26	-	511,364
Guelph CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	50	100.0	50	895,000	962,978
Q2 2017	0	0.0	0	0.0	0	0.0	0	0.0	48	100.0	48	612,500	733,248
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	1.2	83	98.8	84	850,000	972,923
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	3.4	85	96.6	88	600,000	682,057
Hamilton CMA													
Q2 2018	0	0.0	0	0.0	5	3.2	66	42.9	83	53.9	154	520,000	654,960
Q2 2017	0	0.0	0	0.0	7	2.9	153	64.3	78	32.8	238	470,000	590,563
Year-to-date 2018	0	0.0	0	0.0	13	4.2	149	47.9	149	47.9	311	500,000	667,481
Year-to-date 2017	0	0.0	0	0.0	9	2.1	264	62.0	153	35.9	426	490,000	647,867
Kingston CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	36	64.3	20	35.7	56	477,500	476,763
Q2 2017	0	0.0	0	0.0	1	2.0	44	86.3	6	11.8	51	405,000	406,641
Year-to-date 2018	0	0.0	0	0.0	0	0.0	62	70.5	26	29.5	88	460,000	473,074
Year-to-date 2017	0	0.0	0	0.0	3	3.6	72	86.7	8	9.6	83	400,000	399,848
Kitchener CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	104	27.4	275	72.6	379	615,000	639,273
Q2 2017	0	0.0	0	0.0	0	0.0	187	49.3	192	50.7	379	500,000	511,001
Year-to-date 2018	0	0.0	0	0.0	0	0.0	129	22.8	436	77.2	565	625,000	656,329
Year-to-date 2017	0	0.0	0	0.0	1	0.2	337	51.1	321	48.7	659	500,000	505,239
London CMA													
Q2 2018	0	0.0	1	0.3	4	1.2	142	42.1	190	56.4	337	525,000	560,501
Q2 2017	0	0.0	0	0.0	32	11.5	166	59.7	80	28.8	278	425,000	455,415
Year-to-date 2018	0	0.0	1	0.2	11	1.7	309	48.0	323	50.2	644	500,000	529,153
Year-to-date 2017	0	0.0	1	0.2	54	10.0	333	61.8	151	28.0	539	425,000	453,119
Oshawa CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	11	5.3	198	94.7	209	690,000	718,575
Q2 2017	0	0.0	0	0.0	0	0.0	91	38.7	144	61.3	235	520,000	593,313
Year-to-date 2018	0	0.0	0	0.0	0	0.0	37	8.8	383	91.2	420	665,000	688,764
Year-to-date 2017	0	0.0	0	0.0	0	0.0	219	42.0	302	58.0	521	520,000	572,462
Ottawa CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	285	39.0	445	61.0	730	530,000	543,291
Q2 2017	0	0.0	0	0.0	4	0.8	287	56.8	214	42.4	505	475,000	502,674
Year-to-date 2018	0	0.0	0	0.0	1	0.1	425	39.9	639	60.0	1,065	530,000	548,963
Year-to-date 2017	0	0.0	0	0.0	10	1.2	453	56.3	341	42.4	804	475,000	507,431

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q2 2018	0	0.0	0	0.0	1	1.9	18	33.3	35	64.8	54	517,500	555,339
Q2 2017	0	0.0	0	0.0	10	22.7	29	65.9	5	11.4	44	335,000	363,442
Year-to-date 2018	0	0.0	0	0.0	1	1.8	19	34.5	35	63.6	55	517,500	555,339
Year-to-date 2017	1	1.2	1	1.2	29	33.7	49	57.0	6	7.0	86	330,000	329,506
St. Catharines-Niagara CMA													
Q2 2018	0	0.0	0	0.0	1	0.3	59	19.6	241	80.1	301	635,000	662,466
Q2 2017	0	0.0	0	0.0	15	3.8	251	62.9	133	33.3	399	445,000	490,175
Year-to-date 2018	0	0.0	0	0.0	3	0.5	123	22.5	420	76.9	546	630,000	656,741
Year-to-date 2017	4	0.6	0	0.0	34	5.1	393	58.6	240	35.8	671	450,000	506,228
Thunder Bay CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	-
Q2 2017	0	0.0	0	0.0	1	12.5	7	87.5	0	0.0	8	-	391,900
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	-	-
Year-to-date 2017	0	0.0	0	0.0	2	11.8	11	64.7	4	23.5	17	-	453,471
Toronto CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	196	7.6	2,370	92.4	2,566	880,000	1,113,364
Q2 2017	1	0.0	0	0.0	2	0.1	175	5.9	2,791	94.0	2,969	815,000	1,017,743
Year-to-date 2018	0	0.0	0	0.0	4	0.1	468	9.7	4,337	90.2	4,809	795,000	1,066,557
Year-to-date 2017	1	0.0	1	0.0	9	0.2	355	5.9	5,622	93.9	5,988	790,000	995,489
Windsor CMA													
Q2 2018	0	0.0	1	0.6	8	5.0	85	53.1	66	41.3	160	480,000	504,761
Q2 2017	0	0.0	0	0.0	26	11.8	139	62.9	56	25.3	221	430,000	463,910
Year-to-date 2018	0	0.0	1	0.3	11	3.8	165	57.3	111	38.5	288	470,000	505,938
Year-to-date 2017	0	0.0	1	0.3	38	9.8	255	65.7	94	24.2	388	430,000	462,350
Total Urban Centres in Ontario (50,000+)													
Q2 2018	1	0.0	3	0.1	97	1.8	1,138	21.1	4,154	77.0	5,393	640,000	839,017
Q2 2017	1	0.0	8	0.1	183	3.2	1,711	29.6	3,887	67.1	5,790	600,000	765,769
Year-to-date 2018	1	0.0	4	0.0	171	1.8	2,185	22.7	7,276	75.5	9,637	630,000	826,216
Year-to-date 2017	7	0.1	22	0.2	347	3.1	3,058	27.7	7,609	68.9	11,043	610,000	771,461

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ontario

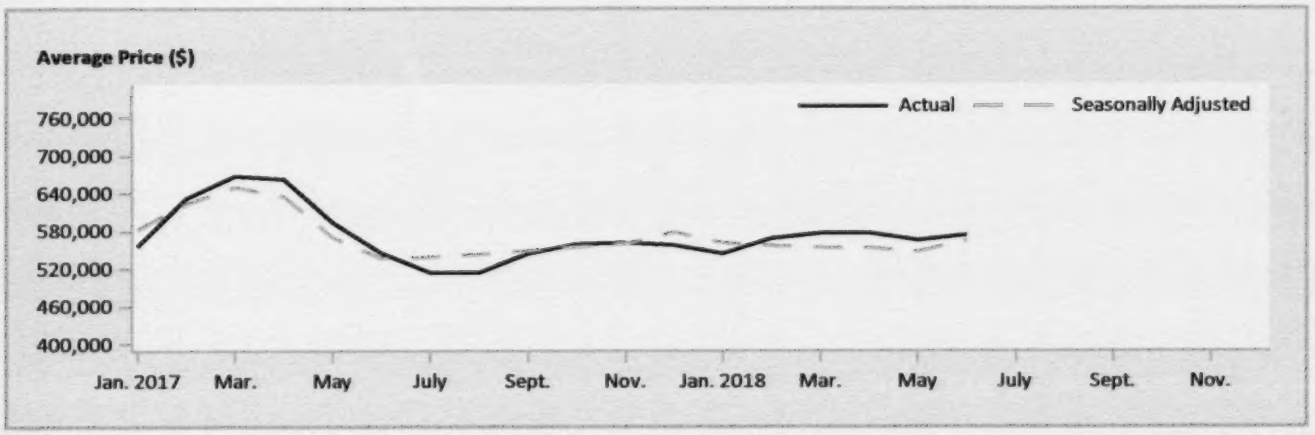


Figure 5.2: MLS® Residential Sales for Ontario

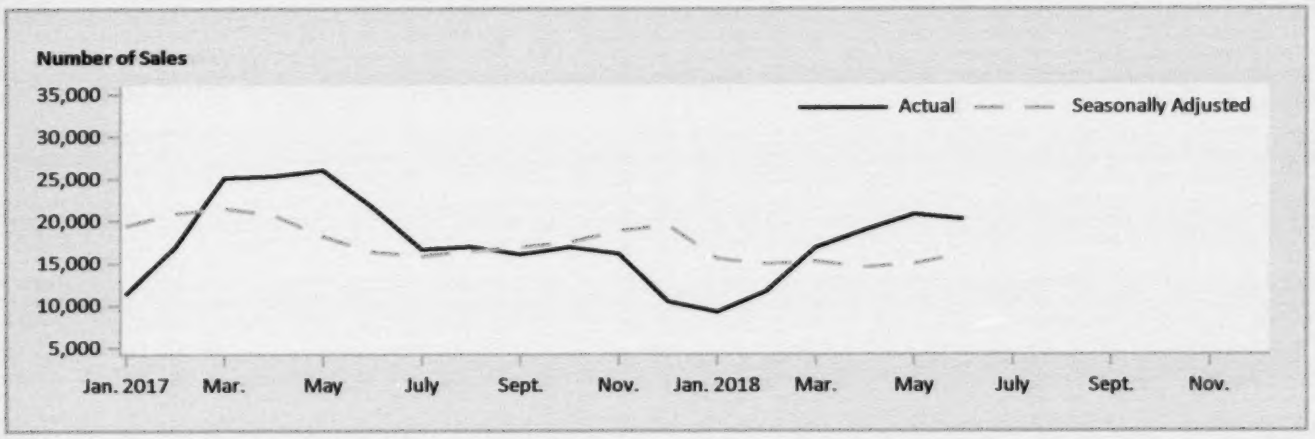
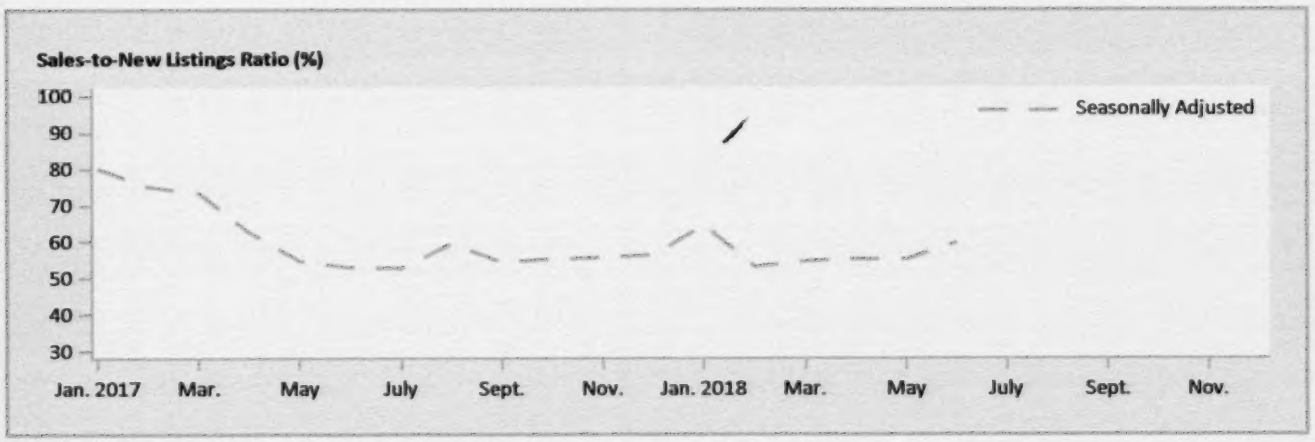


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ontario



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Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for Ontario Region
Second Quarter 2018

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2017	January - March	391	3.1	4.6	7,071.0	6.3	32,992	104.1	957	75,869,428	75.59
	April - June	393	3.1	4.6	7,082.2	6.3	57,779	100.6	962	80,281,783	74.36
	July - September	388	3.1	4.9	7,149.0	5.7	71,382	112.5	970	73,065,391	79.84
	October - December	389	3.2	5.0	7,207.4	5.6	30,483	123.5	980	75,638,634	78.65
2018	January - March	389	3.3	5.1	7,186.9	5.5	48,998	111.4	995	75,625,918	79.06
	April - June	390	3.4	5.3	7,220.8	5.7		109.1	1,007		77.45
	July - September										
	October - December										

Table 6.1: Growth[(1)] of Economic Indicators for Ontario Region
Second Quarter 2018

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2017	January - March	n/a	0.0	0.0	1.4	-0.4	-17.2	6.5	-0.2	2.9	n/a
	April - June	n/a	0.0	0.0	1.2	-0.4	14.7	-2.1	0.4	5.9	n/a
	July - September	n/a	0.0	0.1	2.3	-0.8	13.4	10.6	1.0	-1.1	n/a
	October - December	n/a	0.1	0.4	2.4	-0.7	38.7	21.4	2.5	0.0	n/a
2018	January - March	-0.7	0.2	0.5	1.6	-0.8	48.5	7.0	3.9	-0.3	4.6
	April - June	-0.6	0.3	0.6	2.0	-0.5		8.5	4.7		4.2
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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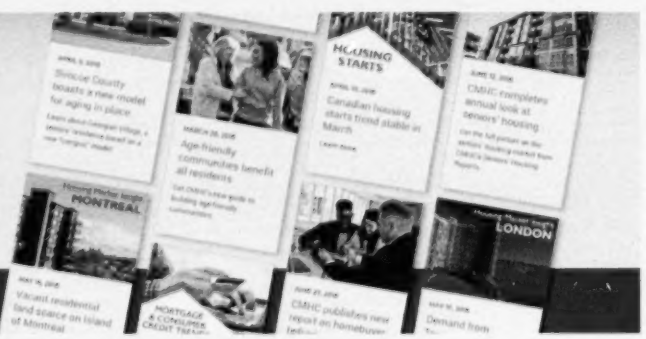

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